

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **June 10, 2014**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

1. **CONDITIONAL USE PERMIT (CUP)**

- A. Consider a request for a Conditional Use Permit to establish a **towing and impound** yard for “**Great West Towing**” in the Ft. Pierce Industrial Park. The zoning is M-1 (Industrial). Located at 893 E Factory Drive. The applicant is Mr. Lee Clark. Case No. 2014-CUP-008 (Staff – Ray S.).
- B. Consider a request for a Conditional Use Permit to construct a **detached accessory structure** to a height of nineteen (19) feet high. The property is located at 2531 East 2300 South Circle. The applicant is Mr. Brigham Johnson. Case No. 2014-CUP-009 (Staff – Craig H.)
- C. Consider a request for a Conditional Use Permit from ‘Verizon’ for permission to construct one (1) sixty foot (60’) high co-locatable wireless tower (mono pole cell tower), to construct a block wall enclosure, and to install related multiple equipment enclosures as a conditional use under Section 10-22-5 of the Zoning Ordinance. The property is zoned M&G (Mining & Grazing), is generally located on private land south of the ledges (APN SG-728-4-N), and the project is referred to as “**Verizon – UT4 Turtle.**” Case No. 2014-CUP-010
- D. Consider a request for a Conditional Use Permit from ‘Verizon’ for permission to construct one (1) one hundred foot (100’) high co-locatable wireless tower (mono pole cell tower), to construct a block wall enclosure, and to install related multiple equipment enclosures as a conditional use under Section 10-22-5 of the Zoning Ordinance. The property is zoned M-1 (Industrial), is generally located in the original industrial park on Red Hills Parkway east of Industrial Road (APN SG-IND-P-18-B), and the project is referred to as “**Verizon – UT4 Motor Home.**” Case No. 2014-CUP-011.

2. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for “**Legends of Cactus Flats**” a twelve (12) lot residential subdivision. The applicant is Glen Bundy and the representative is R & B Surveying. The property is zoned R-1-10 (Single Family Residential) and is located along the west side of 2100 East north of 2450 South, which is in Section 4, Township 43 South and Range 15 West. Case No. 2014-PP-027 (Staff Wes J.)

3. **TRAINING**

The City Legal Department will provide a training presentation to the Planning Commission for approximately 15 – 20 minutes.

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1A

CUP / Tow & Impound Yard

PLANNING COMMISSION AGENDA REPORT: 06/05/2014

CONDITIONAL USE PERMIT

Tow & Impound Yard

Case # 2014-CUP-008

Request: A conditional use permit for permission to establish a towing and impound yard in the Ft Pierce Industrial Park.

Building: Existing building(s) on property (see attached aerial photo)

Applicant: Mr. Lee Clark
Great West Towing
2702 Tonaquint Dr
St George, Utah 84790

Zone: M-1 (Industrial)

General Plan: Industrial

Location: 893 Factory Drive

Narrative: See attached narrative by applicant.

Assoc. Letter: See attached Ft. Pierce Industrial Park Owner's Association letter.

Ordinance (Use): Zoning Ordinance Title 10, Chapter 11 "Manufacturing" Section 10-11-2 "Uses"

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated with the letter "C" are allowed on a conditional use basis. Uses designated as "N" will not be permitted in that zone.

	M-1	M-2
ATVs and parts sales and repair (indoor only)	N	P
Auto salvage yard, storage yards for wrecked or partially dismantled vehicles	C	N
Automobile repair shop	P	N

Ordinance (Screening): Per Zoning Ordinance Title 10, Chapter 11 “Manufacturing”
Section 10-11-4 “Special Provisions”

10-11-4: SPECIAL PROVISIONS:

- A. Storage Enclosed: All storage except vehicles in running order shall be stored in an enclosed building or within an enclosure surrounded by a solid fence or wall of not less than six feet (6') in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall. A solid masonry wall or solid vinyl fence shall be used parallel to the public street(s) where the storage is visible from the public street. Chain link fencing with slats may only be used for enclosing storage areas in the following situations:
- B.
1. After a minimum of three hundred (300) linear feet of solid fencing or wall has been provided to screen the designated storage area, then the remainder of the storage area may upon approval by the planning commission utilize chain link fencing with slats or other approved alternative screening solutions along the public street frontage.
 2. Along the interior property lines (or interior fence lines); chain link without slats may be used. (Ord. 2009-06-001, 6-18-2009)
 3. Along the public street frontage at approved setback distances in the area known as the St. George industrial park, M-1 zone (in section 20, T42S, R15W). (Ord. 2011-08-003, 8-4-2011)

If a movable gate is used, it may be constructed of chain link, chain link with slats, wrought iron, solid, or perforated metal.

All chain link fencing with vinyl slats shall be maintained in good condition; all fallen, broken, or missing slats shall be replaced. No wooden slats may be used. (Ord. 2009-06-001, 6-18-2009)

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects if imposed as a condition of approval:

Yes	N/A	Category	Description
Control all noise levels to prevent disturbance of neighbors.		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.

Comply with Local, State, and Federal air quality		B. Dust	<p>1. Comply with all air quality standards, state, federal and local.</p> <p>2. Use shall not create unusual or obnoxious dust beyond the property line.</p>
Contain all odors to meet city and state standards		C. Odors	<p>1. Comply with all air quality standards, state, federal and local.</p> <p>2. Use shall not create unusual or obnoxious odors beyond the property line.</p>
Any exterior materials to be approved by PC & CC		D. Aesthetics	<p>1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.</p>
		E. Safety	<p>1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems.</p> <p>2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.</p>
PC to Discuss traffic as required.		F. Traffic	<p>1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".</p> <p>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</p>
Existing building – no change	X	G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
	X	H. Hours of Operation	<p>1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.</p>
	X	I. Saturation / Spacing	<p>1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.</p>

		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
Comply with State standards		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

Great West Towing & Recovery

435-229-9497

Let's Connect / GreatWest@Live.com

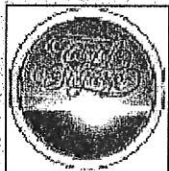
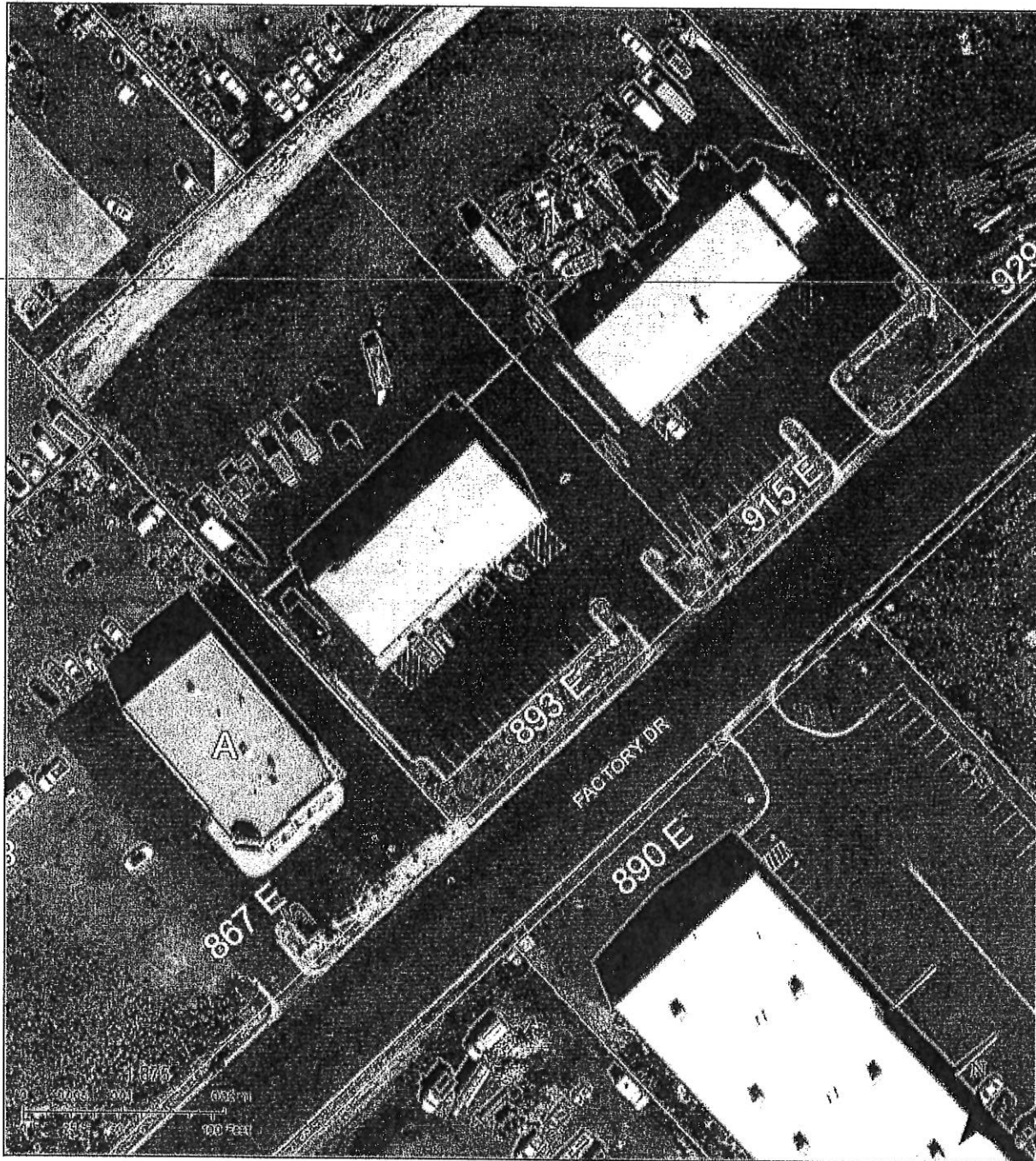
To whom it may concern;

This letter is to be an informative letter in establishing what Great West Towing & Recovery does as a business.

We have been in the towing industry since 1993. We started out up in Utah County and was on police rotations with two towing companies. Between the two towing companies, we were on police rotations with the following agencies; Provo, Orem, Springville, Mapleton, Spanish fork, Salem, Highway Patrol and for Utah County Sheriff. Those companies would also be responsible for parking enforcement, repossessions, and hauling of totaled automobiles for the insurance companies and taken to Salt Lake City and Ogden. In 2008 we sold those businesses and moved to St George.

Great West Towing has been in business in St George since June of 2009. Our main business practice in St George has been picking up vehicles that have been totaled in auto accidents for the insurance companies from the different tow yards and taken to the auction facilities in Las Vegas Nevada. Our goal now is to be able to get on the police rotation for picking up auto accidents and impounded vehicles for the agencies of St George, Highway Patrol, and part of Washington County.

The property that is in question would be used fore the sole purpose of securing business vehicles overnight and vehicles that have been involved in auto accident's and/or impounds for the agencies of St George City, Highway Patrol, and part of Washington County. The vehicles length of time stored there would have various time frames depending on the reason of tow. Cars can leave as soon as the same day or up to approximately six weeks. Average length of time from our prior experience is ten days or less. Vehicles will never be stored outside the secured area. Our goal is to keep a safe and clean working environment. We do not stock pile cars or sell parts from those vehicles, we want the cars to be rotated out of the storage yard as soon as possible. We have always kept a clean and presentable yard.



893 E Factory Drive

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

April 23, 2014

NARRATIVE
2 OF 2



893 E Factory Drive

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

April 23, 2014



893 E Factory Drive - Zoning

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

May 16, 2014

Ray Snyder

From: Great West Towing [greatwest@live.com]
Sent: Monday, June 02, 2014 8:36 AM
To: Ray Snyder
Subject: FW: Lot 87 Approval Letter
Attachments: Great West Towing ApprovalLetter 053014.pdf; Great West Towing Request Letter 052214.pdf

Ray, here is our letter of approval from Fort Pierce. Let me know if you need anything else from us.

Thanks
Josh Gibson
Great West Towing
435-275-5635

From: steve@jmips.com
To: greatwest@live.com
Subject: Lot 87 Approval Letter
Date: Fri, 30 May 2014 14:02:55 -0600

Lee:

Attached is the approval letter. Let me know if you have questions.

Thanks,

Steve Jennings, President



335 East St. George Blvd., #301
St. George, UT 84770
office (435)688-9740 ext. 109
direct (435)216-9450
www.jmips.com

NOTICE: Information in this message (including any attachments) is confidential, may be legally privileged, and is intended solely for the use of the person(s) identified above. The sender did not intend to waive any privilege by sending this message. If you are not the intended recipient of this message, please notify the sender by replying to this message and delete the original and any copies of the message. Any duplication, dissemination or distribution of this message by unintended recipients is prohibited.



Ft. Pierce Industrial Park Owner's Association

335 East St. George Boulevard, Ste. 301
St. George, UT 84770
P(435)688-9740/Fax(435)688-9741

May 30, 2014

Mr. Arturo Prat
Prat Leasing, LLC
90 E. 100 S., Ste. 104
St. George, UT 84770

Re: Lot 87, Great West Towing Request for Approval

VIA US MAIL AND EMAIL

Dear Arturo:

As you may be aware, we recently received a request on behalf of Great West Towing & Recovery to approve their proposed use of your building located on lot 87 of the Fort Pierce Industrial Park. We appreciate the request, and your willingness to work with the Board is greatly appreciated.

The request, as outlined in the attached letter from Mr. Lee Clark, has been approved. The Board of Trustees has determined that the proposed use is compatible with the development. As part of this approval, please note the following:

1. Future signage to be associated with this project must be approved in writing by the Board of Trustees.
2. It is assumed that there is sufficient existing parking to comply with parking requirements under section 6.10 of the CC&R's as well as any applicable St. George City zoning requirements. Please note that if additional parking is needed in the future, this may be an issue.
3. Section 6.4 of the CC&R's expressly prohibits both the salvage, wrecking, or stripping of vehicles and the storage or parking of a vehicle outside the building for more than 90 consecutive days. These provisions must be complied with as a contingency to this approval.
4. As represented by Mr. Clark, all wrecked vehicles stored on the lot for short time periods must be stored behind the building and out of view from the street. If there are complaints in the future, the Board may re-address this issue.
5. Please note, in the future, requests of this nature would be more appropriate coming directly from you as the landowner and member of record of the Owner's Association.

If you have any further questions regarding these issues, please don't hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven Jennings". The signature is fluid and cursive, with a large loop at the end.

Steven Jennings, Secretary

Cc Mr. Lee Clark, Great West Towing

ITEM 1B

CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 06/10/2014

CONDITIONAL USE PERMIT

Case No. 2014-CUP-009

Request: To construct a detached residential garage. The height will exceed the allowable building height of fifteen feet (15'), unless a conditional use permit is granted for a greater height.

Property: The subject residence is at 2531 East 2300 South Cir.

Applicant: Mr. Brigham Johnson
2531 East 2300 South Cir.
St. George, Utah 84790

Zoning: RE-20 (Residential Estates – 20,000 s.f. minimum lot size)

Ordinance: The Title 10, Chapter 7B "Modifying Regulations," Section 10-7B-6(B)(7) reads: *"Detached Garages and accessory building shall be limited to an overall height of fifteen feet (15') for pitched roofs...unless a Conditional Use Permit is granted for a greater height"*. This structure will be ± nineteen feet (19') in height, thus necessitating the purpose of this conditional use permit request.

Adj. Land: Single-family residences

Comments:

1. The proposed structure will be located in the rear yard approximately one-hundred and ten feet (110') from the main dwelling and ten feet (10') from the side property line and eight feet (8') from the rear property line.
2. The detached garage is to be used for the storage of an RV.
3. The proposed height of 19' feet is to accommodate the RV.
4. The proposed structure will not encroach onto any City easements.
5. The detached garage will have a stucco finish and a tile roof.
6. Staff recommends approval.

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.

	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
The garage will have a similar finish material as the main dwelling.		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	N/A	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
The detached garage will be approximately 19' feet in height.		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
A detached garage is within the existing character of the zone.		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)



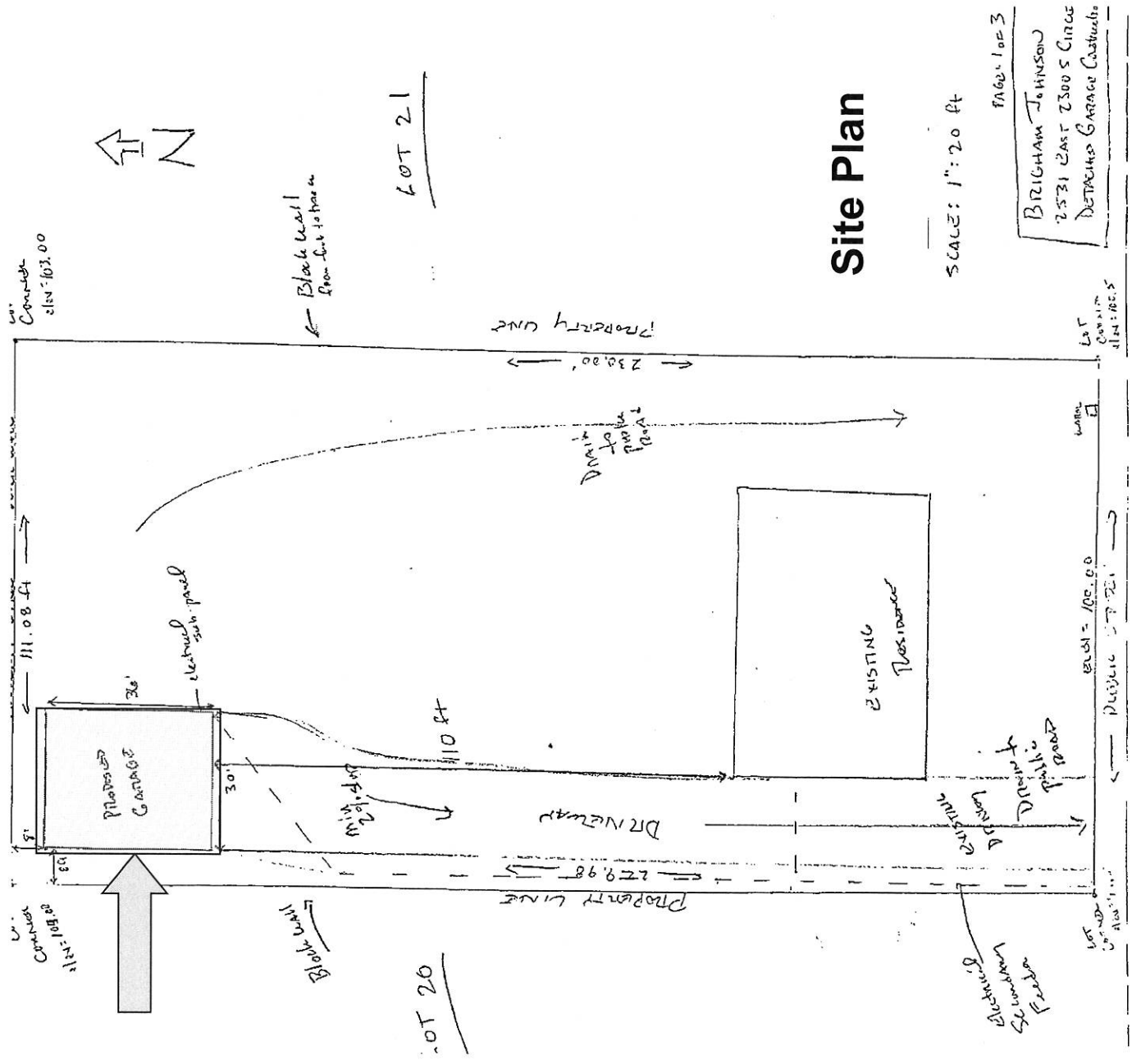
Vicinity Map



Zoning Map



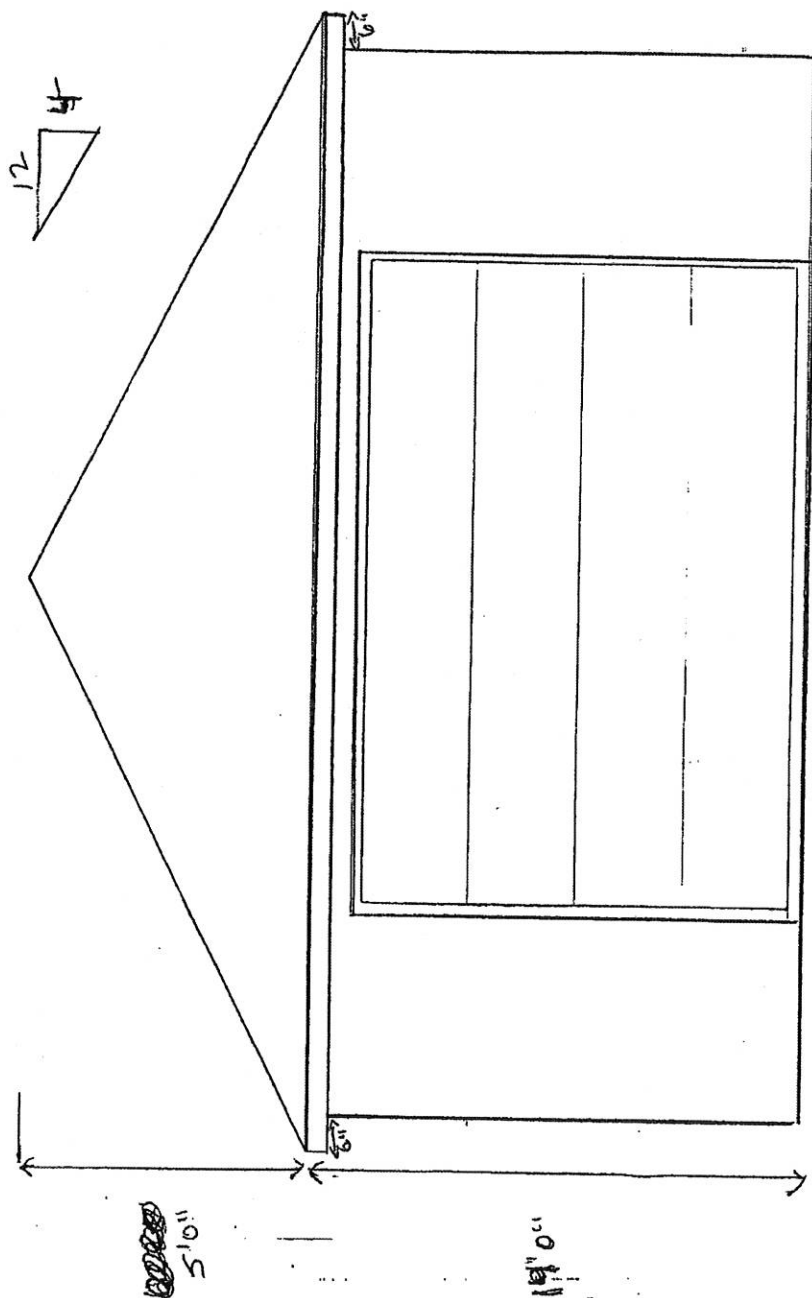
Aerial Map



Site Plan

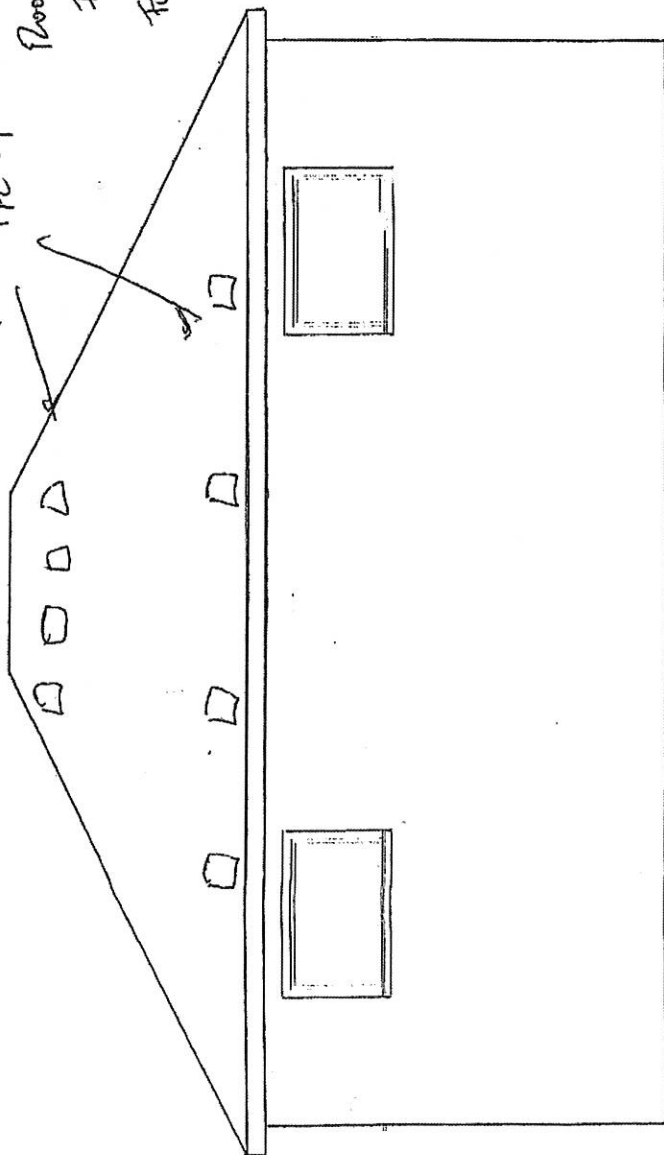
SCALE: 1" = 20 ft

PAGE 1 OF 3
BRIGHAM JOHNSON
2531 EAST 2300 S CIRCLE
DETACHED GARAGE CONSTRUCTION

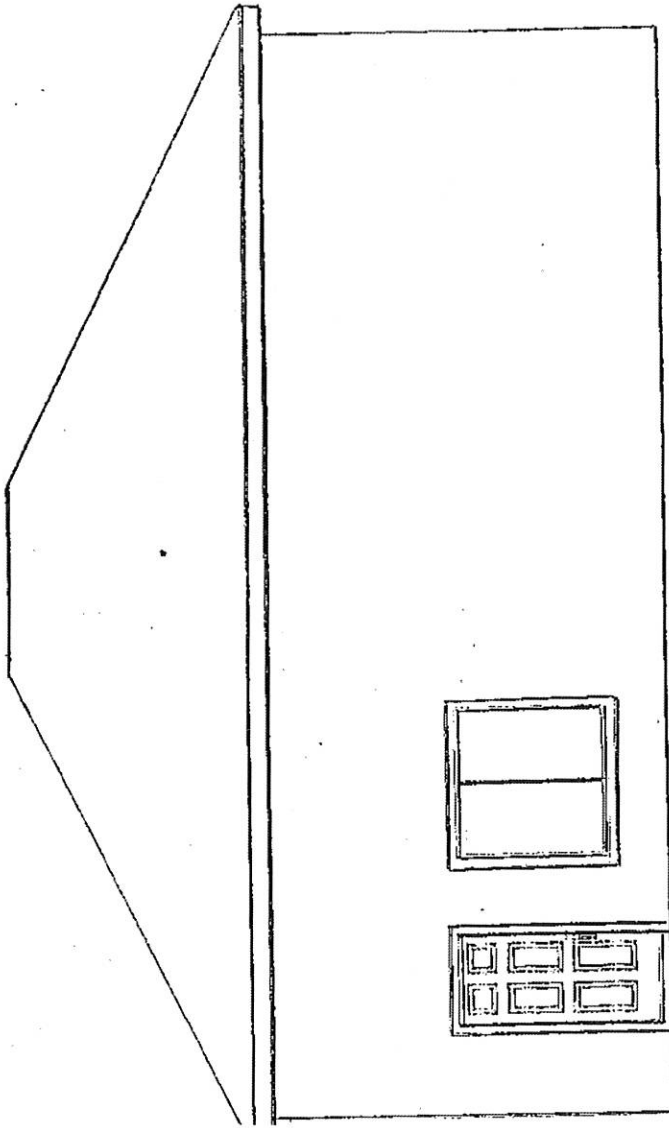


FRONT ELEVATION

Attic Ventilation
 1/2 up 1/2 down
 Roof Area = 1080 ft²
 For gable vents: $\frac{1080}{150} =$
 For gable/lean combo: $\frac{1080}{300} =$

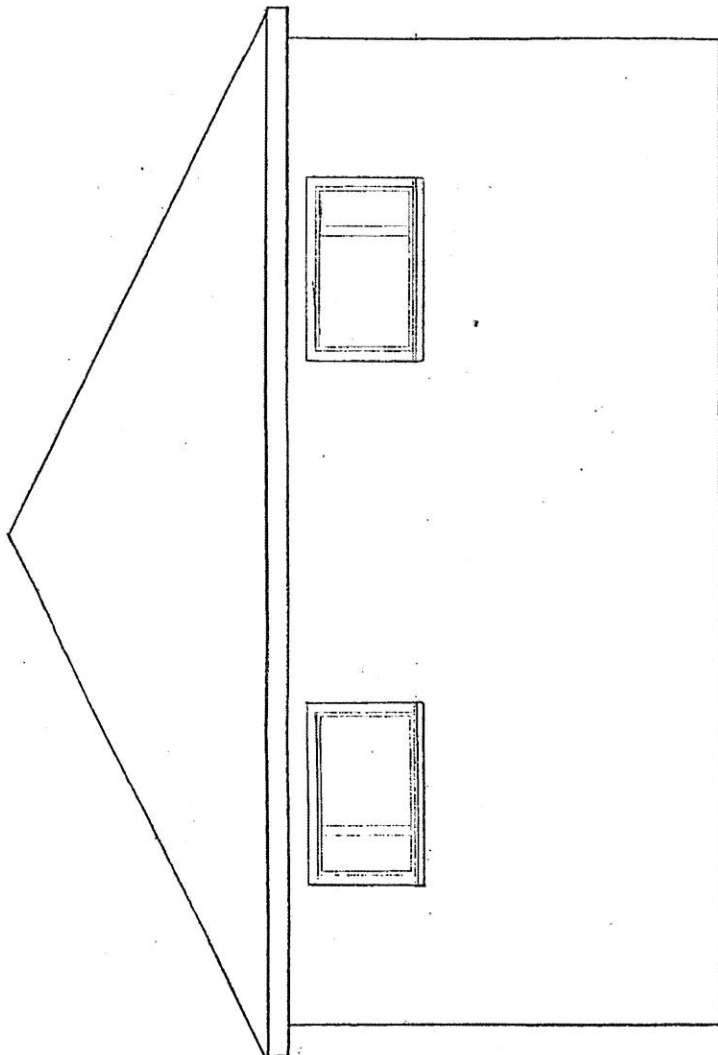


LEFT ELEVATION



RIGHT ELEVATION





REAR ELEVATION

ITEM 1C

Cell Tower - CUP

PLANNING COMMISSION AGENDA REPORT: 06/10/2014

CONDITIONAL USE PERMIT

Case # 2014-CUP-010

- Request:** A conditional use permit to construct one (1) sixty foot (60') high co-locatable wireless tower and to construct related multiple equipment enclosure(s).
- Project:** This project is called the "Verizon – **UT4 Turtle**" and would consist of constructing one (1) co-locatable wireless tower with unmanned communications facilities.
- Related Case:** Reference wireless master plan - Case No. 2014-WMP-002 (*approved 2/11/2014 by Planning Commission*).
- Representative:** Mr. Jared White, Real Estate Specialist
Technology Associates
5710 South Green Street
Salt Lake City, Utah 84123
- APN:** SG-728-4-N
- Zoning:** M & G (Mining and Grazing)
- Location:** Located on private land south of the Ledges.
- Area:** It is proposed to lease a 30 ft. x 40 ft area (1,200 sq. ft.).
- Identification:** UT4 Turtle
- Height:** To construct a new sixty foot (60') monopole wireless telecommunications facility.
- Ordinance(s):** Title 10, Chapter 22 "Wireless Telecommunication Facilities;"

Section 10-22-5: CONDITIONAL USES:

All wireless communication facilities other than those described in section [10-22-4](#) of this chapter as permitted uses shall be considered conditional uses and subject to review and approval as set forth in [chapter 17](#) of this title. (1998 Document § 26-4)

(Note: A monopole exceeding thirty five feet (35') in a Mining and Grazing zone is not listed as a permitted use and thus requires a CUP).

10-22-6: FACILITY TYPES:

C. Monopole With Antennas And Antenna Support Structures: The maximum visible width of antennas and antenna mounting structures on a monopole shall not exceed eight feet (8') in height or thirteen feet (13') in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure (see figure 3 attached to the ordinance codified herein and on file in the city office). No such antenna shall be located within one hundred fifty feet (150') of a residential zone unless approved by the planning commission. (1998 Document § 26-5; amd. 2003 Code)

(Note: This site is not within one hundred and fifty feet (150') of any residences)

10-22-7: ADDITIONAL STANDARDS:

A. Height Limit: The height limit of any tower or pole is one hundred feet (100'). Each tower or pole shall require a conditional use permit, unless exempted in section 10-22-4 of this chapter.

(Note: The monopole may not exceed 100 ft. maximum, 60 ft. is requested)

B. Collocation: It is the policy of the city to encourage co-location of facilities wherever feasible. The burden will be on the applicant to demonstrate why collocation is not feasible.

(Note: This is a new site and co-location is proposed).

C. Prohibited Areas: Monopoles or towers shall not be allowed within any required front yard setback nor within any required landscaped area, buffer area or parking area.

(Note: This proposal is not in the front setback or landscape area).

E. Accessory Buildings to Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six foot (6') vinyl coated chainlink fence or other fencing as approved or required by the planning commission. The climbing pegs shall be removed from the lower twenty feet (20') of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.

(Note: The applicant proposes a six foot (6') high chain link fence around the tower and shelters. All setbacks must be met.)

F. Historic Districts: Any antenna proposed for a location within a historic district or on a landmark site is subject to approval through the historic preservation commission and planning commission.

(Note: This is not in a historic district)

I. Engineering Review:

1. The city may, if it deems necessary, cause each site to be reviewed by a qualified electrical engineer. The costs shall be borne by the applicant. This review shall indicate whether or not the proposed facility will interfere with city, county or state communication facilities. In the event the new facility creates an electrical disturbance to these communication wavelengths, the applicant shall take the appropriate action to remove all interference generated by the new facility. Such remedial action may include changing the frequency that is broadcast or relocating the facility to a new location.

2. The electrical engineer may also review the submitted information to determine if other sites are available to achieve an equivalent signal distribution and not significantly affect the operation of the wireless communication facility. Such a review shall be made when an applicant indicates that no other acceptable site exists.

J. Permits: Prior to the construction of any facility, the applicant shall obtain the proper building permits, encroachment permits and other permits as required by city codes. (1998 Document § 26-6)

Narrative: The applicant has provided a brief narrative (see attached)

Comments: The city maintains a master plan for each wireless company in the Community Development Department. This site was shown on related Case No. 2014-WMP-002 (master plan – approved by council on February 11, 2014).

This applicant requests permission to establish one (1) new Verizon cell tower site.

The site could eventually be occupied by at least four (4) users (co-located) on one tower.

The proposed wall enclosure height of six feet (6') meets the maximum allowable height of six feet (6') that the City may permit. It is recommended that the applicant add earth tone slats to the chain link to help screen the site.

The applicant's goal is to increase coverage of wireless services to the area.

The proposed tower would be a steel monopole 60 feet high. Note that the maximum tower height permitted by code with an approved CUP is 100 ft. per Section 10-22-7.

An equipment shelter building for each client would be required on the site.

In addition to any conditions the Planning Commission recommends, CUP findings (attached below) will also be required.

Findings:

The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	X	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	X	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	X	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
PC - determine if any aesthetic concerns		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Meet related fire and electrical codes		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.

	X	F. Traffic	<p>1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".</p> <p>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</p>
A CUP is required for a height of 60ft.		G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
	X	H. Hours of Operation	<p>1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.</p>
	X	I. Saturation / Spacing	<p>1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas</p>
Is monopole location consistent with approved master plan		J. Maintain Character and purpose of zone	<p>1. Uses shall be consistent with the character and purpose of the zone within which they are located.</p>
	X	K. Public Health	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>

verizonwireless

UT4 - TURTLE

verizon
wireless

VERIZON WIRELESS
11004 WEST 4230 NORTH
SALT LAKE CITY, UTAH 84123

TAEBC
Technology Associates Engineering Corporation, Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELBOURNE DRIVE, SUITE #110
DALLAS, TEXAS 75249

DRAWN BY: JAY C
CHECKED BY: JAY C

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
11004 WEST 4230 NORTH
SALT LAKE CITY, UTAH 84123

SITE ADDRESS:
11004 WEST 4230 NORTH
ST GEORGE, UTAH 84770

LATITUDE AND LONGITUDE:
N 37°16'47.50" W 113°36'40.02"

ZONING JURISDICTION:
ST GEORGE CITY

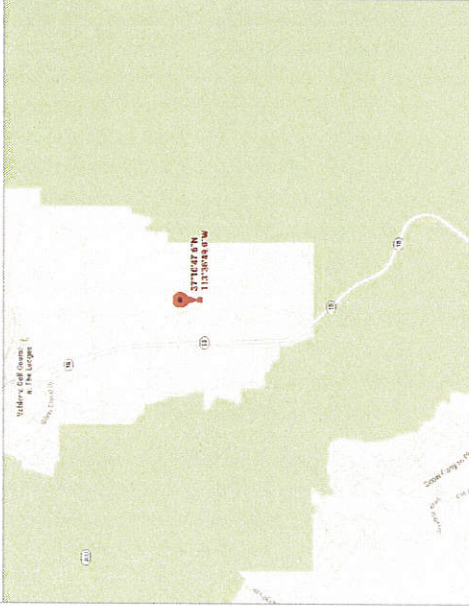
PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY
LOCATED INSIDE A 11'-6" X 25'-0" PRE-ENGINEERED EQUIPMENT
SHELTER

TYPE OF CONSTRUCTION:
PRE-FAB SHELTER, STEALTH LIGHT POLE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS
REQUIREMENTS DO NOT APPLY

POWER COMPANY:
ST GEORGE CITY POWER

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB
SITE, AND SHALL PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICE, TAKE I-15 SOUTH FOR 267 MILES TO THE EXIT #4 FOR ST GEORGE BLVD
TOWARDS HWY 16/PAVIA CLARK. TURN LEFT ONTO ST GEORGE BLVD AND HEAD WEST FOR 1.3 MILES TO BLUFF
STREET. TURN RIGHT ONTO BLUFF STREET AND HEAD NORTH FOR 0.54 MILES TO 4230 NORTH STREET (BLUFF
STREET). TURN RIGHT ONTO 4230 NORTH STREET AND HEAD EAST FOR 0.27 MILES TO THE END OF THE
STREET. TURN LEFT ONTO 11004 WEST 4230 NORTH STREET. THE SITE IS LOCATED ON THE EAST SIDE OF
11004 WEST 4230 NORTH STREET, BETWEEN THE INTERSECTIONS OF 11004 WEST 4230 NORTH STREET AND
11004 WEST 4230 NORTH STREET. FOLLOW THE ACCESS ROAD ALONG THE WEST SIDE OF THE BUILDING AREA DOWN TO THE ADJACENT PAVED ROAD, WHICH IS
LOWER IN ELEVATION THAN THE BUILDING AREA. ONCE ON THE PROPERTY THE SITE WILL BE LOCATED ON YOUR LEFT.

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES, INC.
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
PHONE: 801-223-0655

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS RF ENGINEER:
TAEBC SITE ACQUISITION:
TAEBC CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	DATE
T100	TITLE SHEET, MOUNTY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	

UT4 - TURTLE
NE SEC 35, T41S, R16W
11004 WEST 4230 NORTH
ST GEORGE, UTAH 84770
--- RAWLAND SITE ---

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

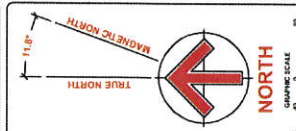
SHEET NUMBER
T100



UNDERGROUND SERVICE ALERT, CALL 'BLUE
STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG



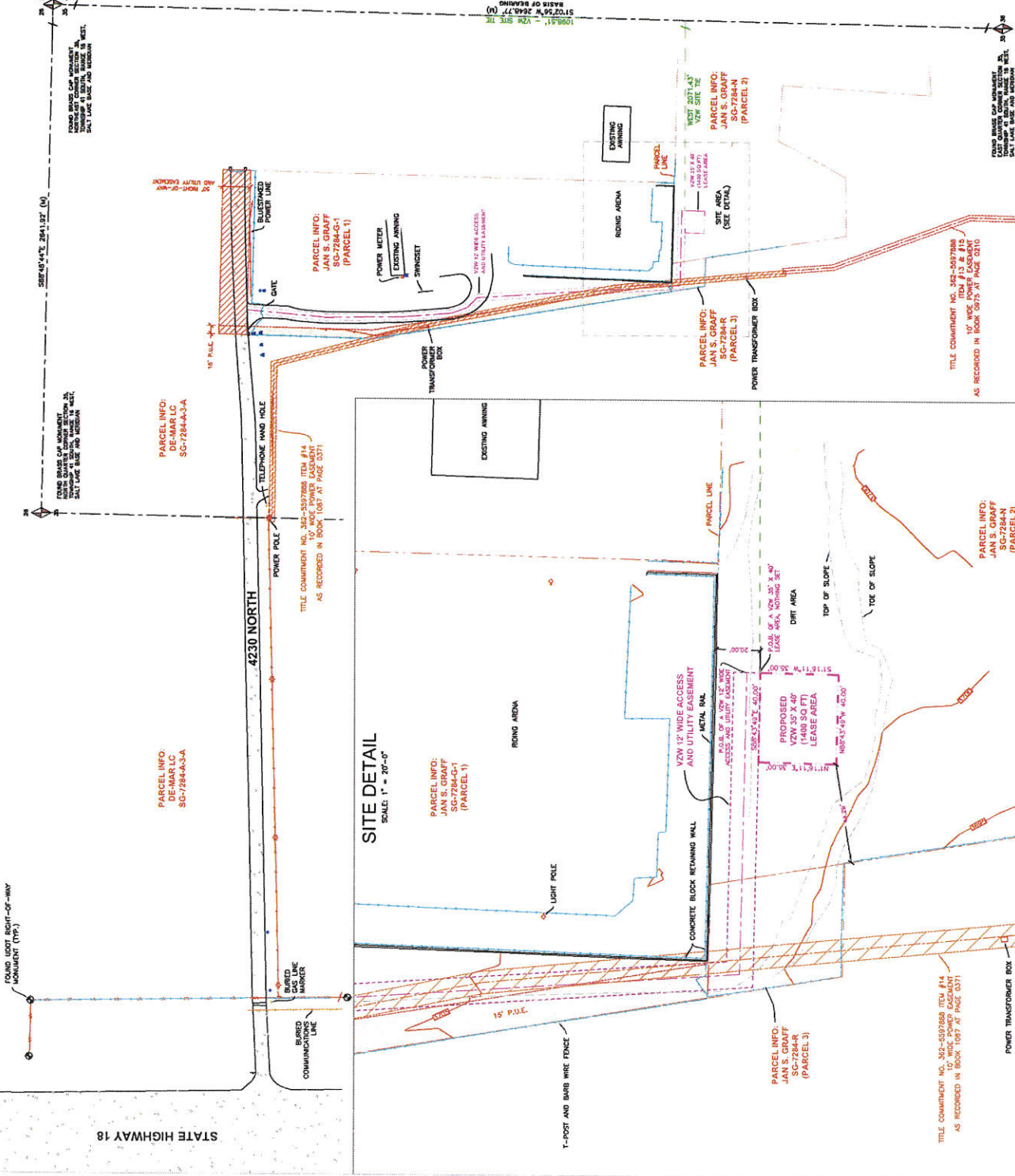
SUBJECT NO:	02-14-37
MAN BY:	JERRY F
BOOKED BY:	JERRY F

[illegible]

SHEET TITLE
SITE SURVEY

SURV

1501



ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: MARCH 20, 2014

Re: UT4 TURTLE

NE 1/4 OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE MERIDIAN
1100 +/- WEST 4230 NORTH, ST. GEORGE, UTAH 84770

I certify that the latitude of N 37°10'47.59", and the longitude of W 113°36'49.02", are accurate to within 15 feet horizontally and the site elevation of 3703.00 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064



VERIZON WIRELESS
4230 NORTH STREET
SALT LAKE CITY, UT 84123

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
4230 NORTH STREET
SALT LAKE CITY, UT 84123

CORPORATE OFFICE
3115 SOUTH WILLOW DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92008

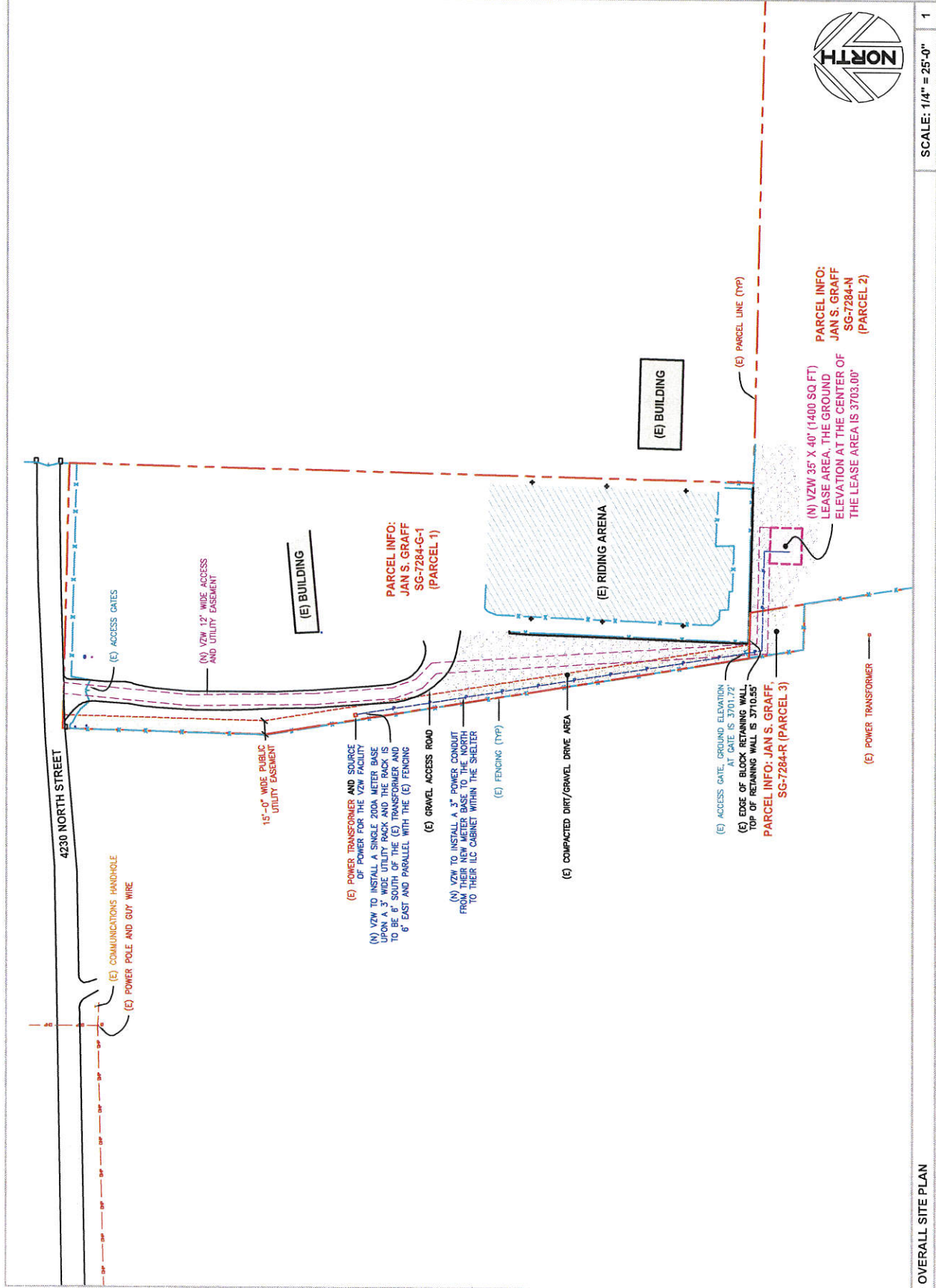
DRAWN BY: JAC C
CHECKED BY: JAMES W

REV	DATE	DESCRIPTION
0	03.21.2014	ISSUED FOR PERMITS

UT4 - TURTLE
NE SEC 35, T41S, R16W
11004+ WEST 4230 NORTH
ST GEORGE, UTAH 84770
--- RAWLAND SITE ---

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100





VERIZON WIRELESS
NEW SOUTH PRINCIPAL ROAD
WEST JORDAN, UTAH 84064



TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
1770 SOUTH CEDAR STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3119 SOUTH MELROSE DRIVE, SUITE #110
CHANDLER, CALIFORNIA 85226

UTAH MARKET OFFICE
1770 SOUTH CEDAR STREET
SALT LAKE CITY, UTAH 84123

DESIGNED BY: JAY C
CHECKED BY: JAMES W

0 03.21.2014 ZONING PERMITS
REV DATE DESCRIPTION

UTAH - TURTLE
NE SEC. 33, T41S, R16W
1100E WEST, UTAH 84770
--- RAWLAND SITE ---

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

C101

KEYED NOTES

VZW FIBER/END 11'-6" X 25'-4.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE LIGHT FIXTURES. SEE C300/1 FOR EQUIPMENT LAYOUT AND MANUFACTURER. SEE C300/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.

VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/2, AND C300/3.

VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C300.

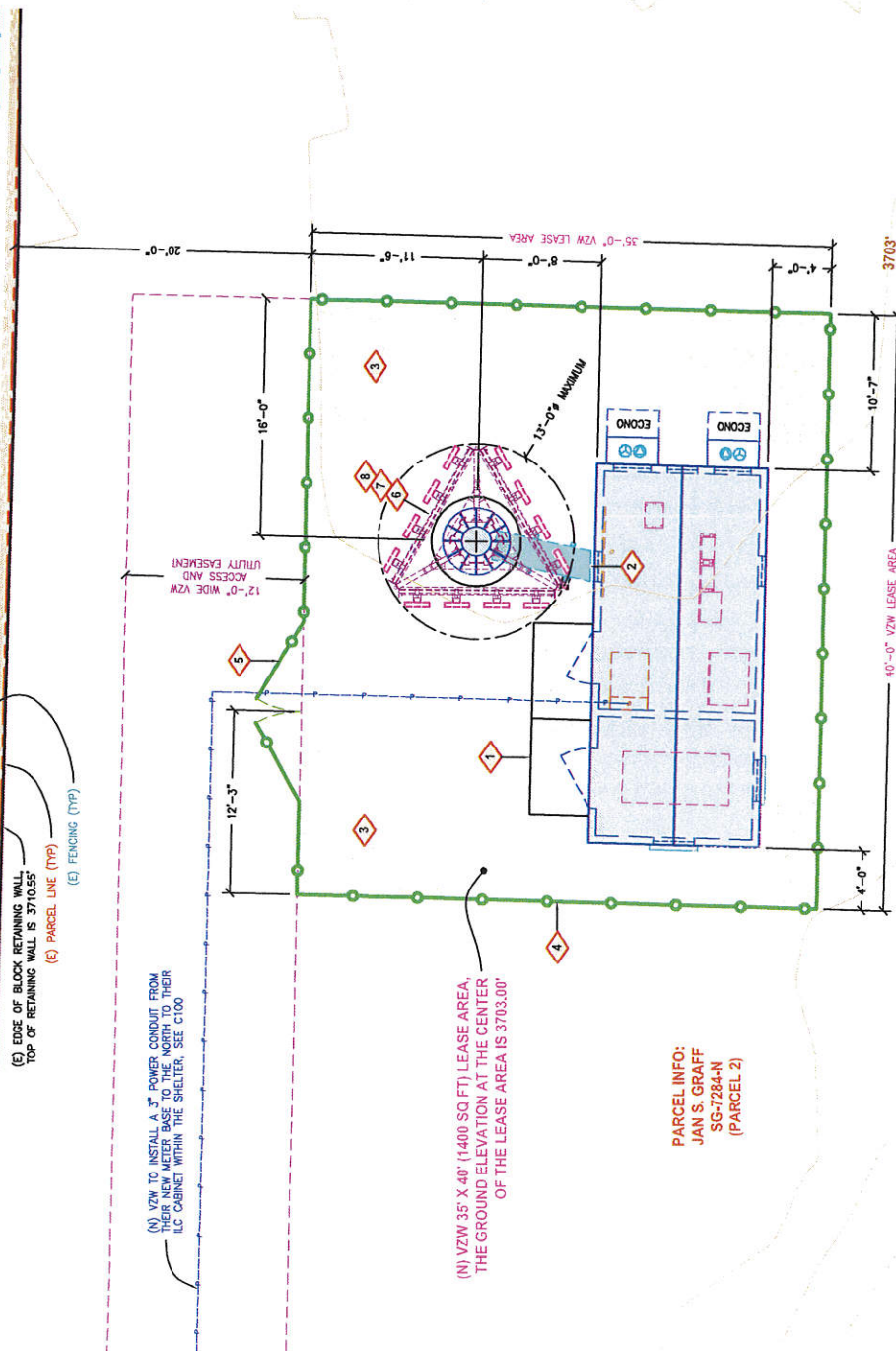
VZW 6" TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/1.

VZW 12" WIDE SITE ACCESS, (2) 6" WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/1.

VZW 60' TALL LIGHT POLE WITH CONCRETE FOUNDATION, SEE C302/1. THE NEW LIGHT POLE IS TO BE PAINTED BROWN TO MATCH THE EXISTING WOOD LIGHT POLES, AND VZW WILL NEED TO INSTALL NEW LIGHTS UPON THE POLE AT A 40' CENTERLINE (NEW LIGHT NEEDS TO MATCH EXISTING LIGHTS) THAT WILL BE WIRED INTO THE EXISTING LIGHTING SYSTEM AND WILL NEED TO BE ADDED PER THE LANDLORD.

VZW 8' TALL ANTENNAS, (3) PER SECTOR (9 TOTAL) AT A 56' CENTERLINE WITH (8) RHET'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO C300/1 FOR ANTENNA MOUNTS. THE ANTENNA MOUNTS WILL NEED TO BE CUSTOM DESIGNED ONCE ZONING IS APPROVED TO MEET JURISDICTION REQUIRED SIZE AND VZW'S LOADING.

VZW CONTRACTOR TO INSTALL (2) 6" MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).



SCALE: 1/8" = 1'-0"

ENLARGED SITE PLAN

PARCEL INFO:
JAN S. GRAFF
SG-7284-N
(PARCEL 2)

(N) VZW 35' X 40' (1400 SQ FT) LEASE AREA,
THE GROUND ELEVATION AT THE CENTER
OF THE LEASE AREA IS 3703.00'

(N) VZW TO INSTALL A 3" POWER CONDUIT FROM
SHELTER TO THE NORTH TO THEIR
LC CABINET WITHIN THE SHELTER, SEE C100

(E) EDGE OF BLOCK RETAINING WALL,
TOP OF RETAINING WALL IS 3710.55'
(E) PARCEL LINE (TYP)
(E) FENCING (TYP)

0	03.21.2014	ZONING DRAWINGS
		REVISION
		DATE

UT4 - TURTLE
NE SEC 35, T41S, R16W
1100± WEST 4230 NORTH
ST GEORGE, UTAH 84770

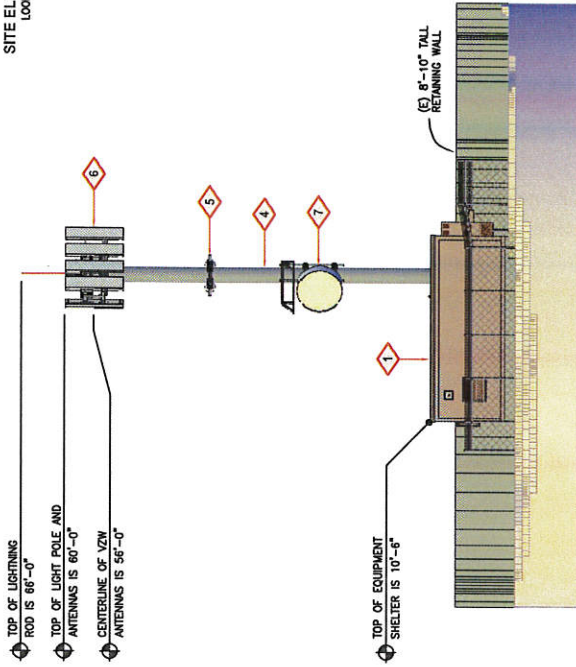
THE

SITE ELEVATIONS

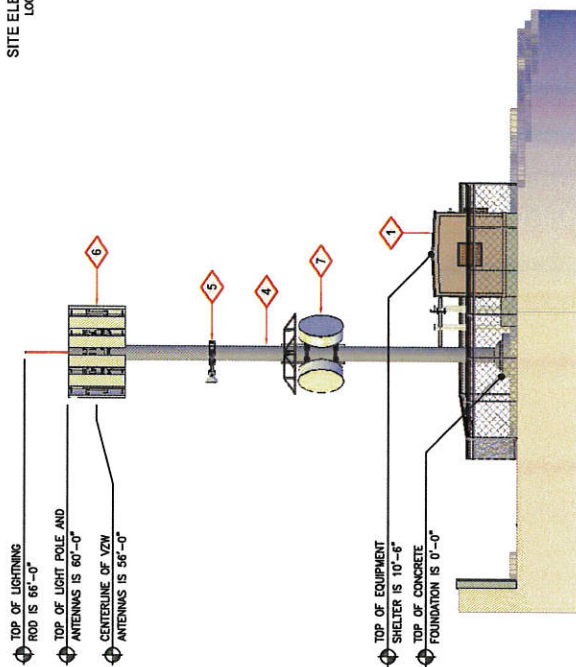
SHEET NUMBER

C200

**SITE ELEVATION
LOOKING NORTH**

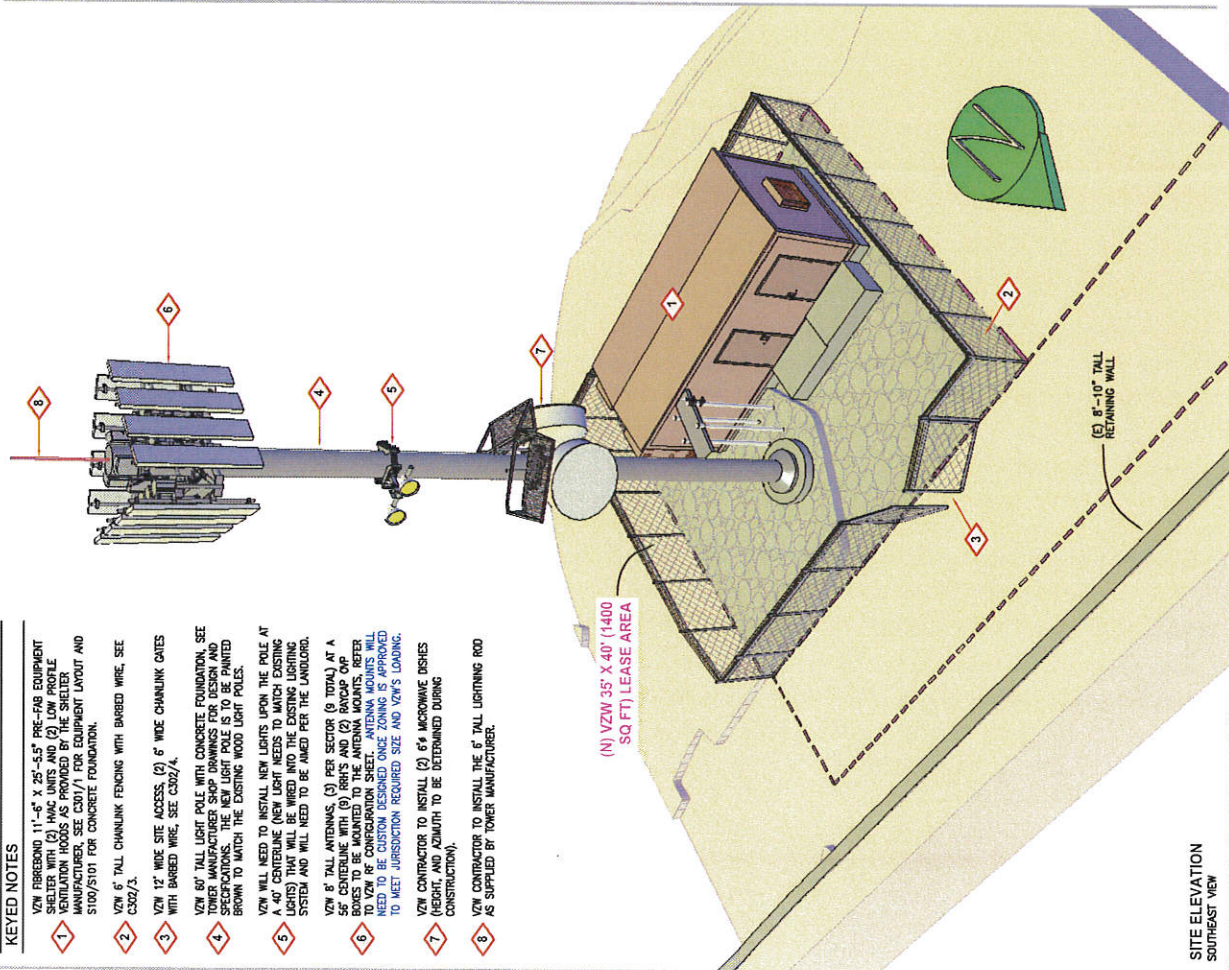


**SITE ELEVATION
LOOKING EAST**



KEYED NOTES

- 1 VZW FIREBOARD 11'-6" x 26'-5 1/2" PRE-FAB EQUIPMENT SHELTER WITH (2) HMC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. SEE C307/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.
- 2 VZW 6" TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C307/3.
- 3 VZW 12" WIDE SITE ACCESS, (2) WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C307/4.
- 4 VZW 60" TALL LIGHT POLE WITH CONCRETE FOUNDATION. SEE C307/5 FOR CONCRETE FOUNDATION. THE NEW LIGHT POLES TO BE PLANTED BROWN TO MATCH THE EXISTING LOW LIGHT POLES.
- 5 VZW WILL NEED TO INSTALL NEW LIGHTS UPON THE POLE AT A 40' CENTRINE (NEW LIGHT NEEDS TO MATCH EXISTING LIGHTS). THE EXISTING LIGHTS WILL BE REMOVED FROM THE SYSTEM AND WILL NEED TO BE REED FOR THE LANDFILL.
- 6 VZW 6" TALL ANTENNAS, (3) PER SECTOR (4 TOTAL) AT A 56' CENTRINE WITH (6) IRIS'S AND (2) RAINWAD OP. REEDS TO BE MOUNTED TO THE ANTENNA MOUNTS. REEDS TO BE CUSTOM DESIGNED ONCE ZONING IS APPROVED TO MEET JURISDICTION REQUIRED SIZE AND VZW'S LOADING.
- 7 VZW CONTRACTOR TO INSTALL (2) 6'x4 MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 8 VZW CONTRACTOR TO INSTALL THE 6" TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



**SITE ELEVATION
SOUTHEAST VIEW**

ITEM 1D

Cell Tower - CUP

PLANNING COMMISSION AGENDA REPORT: 06/10/2014

CONDITIONAL USE PERMIT

Case # 2014-CUP-011

- Request:** A conditional use permit to construct one (1) one hundred foot (100') high co-locatable wireless tower and to construct related multiple equipment enclosure(s).
- Project:** This project is called the "Verizon – **UT4 Motor Home**" and would consist of constructing one (1) co-locatable wireless tower with unmanned communications facilities.
- Related Case:** Reference wireless master plan - Case No. 2014-WMP-002 (*approved 2/11/2014 by Planning Commission*).
- Representative:** Mr. Jared White, Real Estate Specialist
Technology Associates
5710 South Green Street
Salt Lake City, Utah 84123
- APN:** SG-IND-P-18-B
- Zoning:** M1 (Industrial)
- Location:** Located in the original industrial park on Red Hills parkway east of Industrial Road.
- Area:** It is proposed to lease a 35 ft. x 40 ft area (1400 sq. ft.).
- Identification:** UT4 Motor Home
- Height:** To construct a new one hundred foot (100') monopole wireless telecommunications facility.
- Ordinance(s):** Title 10, Chapter 22 "Wireless Telecommunication Facilities;"

Section 10-22-5: CONDITIONAL USES:

All wireless communication facilities other than those described in section [10-22-4](#) of this chapter as permitted uses shall be considered conditional uses and subject to review and approval as set forth in [chapter 17](#) of this title. (1998 Document § 26-4)

(Note: A monopole exceeding thirty five feet (35') in an industrial zone is not listed as a permitted use and thus requires a CUP).

10-22-6: FACILITY TYPES:

C. Monopole With Antennas And Antenna Support Structures: The maximum visible width of antennas and antenna mounting structures on a monopole shall not exceed eight feet (8') in height or thirteen feet (13') in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure (see figure 3 attached to the ordinance codified herein and on file in the city office). No such antenna shall be located within one hundred fifty feet (150') of a residential zone unless approved by the planning commission. (1998 Document § 26-5; amd. 2003 Code)

(Note: This site is not within one hundred and fifty feet (150') of any residences)

10-22-7: ADDITIONAL STANDARDS:

A. Height Limit: The height limit of any tower or pole is one hundred feet (100'). Each tower or pole shall require a conditional use permit, unless exempted in section 10-22-4 of this chapter.

(Note: The monopole may not exceed 100 ft. maximum, 100 ft. is requested)

B. Collocation: It is the policy of the city to encourage co-location of facilities wherever feasible. The burden will be on the applicant to demonstrate why collocation is not feasible.

(Note: This is a new site and co-location is proposed).

C. Prohibited Areas: Monopoles or towers shall not be allowed within any required front yard setback nor within any required landscaped area, buffer area or parking area.

(Note: This proposal is not in the front setback or landscape area).

E. Accessory Buildings to Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six foot (6') vinyl coated chainlink fence or other fencing as approved or required by the planning commission. The climbing pegs shall be removed from the lower twenty feet (20') of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.

(Note: The applicant proposes a six foot (6') high chain link fence around the tower and shelters. All setbacks must be met.)

F. Historic Districts: Any antenna proposed for a location within a historic district or on a landmark site is subject to approval through the historic preservation commission and planning commission.

(Note: This is not in a historic district)

I. Engineering Review:

1. The city may, if it deems necessary, cause each site to be reviewed by a qualified electrical engineer. The costs shall be borne by the applicant. This review shall indicate whether or not the proposed facility will interfere with city, county or state communication facilities. In the event the new facility creates an electrical disturbance to these communication wavelengths, the applicant shall take the appropriate action to remove all interference generated by the new facility. Such remedial action may include changing the frequency that is broadcast or relocating the facility to a new location.

2. The electrical engineer may also review the submitted information to determine if other sites are available to achieve an equivalent signal distribution and not significantly affect the operation of the wireless communication facility. Such a review shall be made when an applicant indicates that no other acceptable site exists.

J. Permits: Prior to the construction of any facility, the applicant shall obtain the proper building permits, encroachment permits and other permits as required by city codes. (1998 Document § 26-6)

Narrative: The applicant has provided a brief narrative (see attached)

Comments: The city maintains a master plan for each wireless company in the Community Development Department. This site was shown on related Case No. 2014-WMP-002 (master plan – approved by council on February 11, 2014).

This applicant requests permission to establish one (1) new Verizon cell tower site.

The site could eventually be occupied by at least four (4) users (co-located) on one tower.

The proposed wall enclosure height of six feet (6') meets the maximum allowable height of six feet (6') that the City may permit. It is recommended that the applicant add earth tone slats to the chain link to help screen the site.

The applicant's goal is to increase coverage of wireless services to the area.

The proposed tower would be a steel monopole 100 feet high. Note that the maximum tower height permitted by code with an approved CUP is 100 ft. per Section 10-22-7.

An equipment shelter building for each client would be required on the site.

In addition to any conditions the Planning Commission recommends, CUP findings (attached below) will also be required.

Findings:

The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	X	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	X	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	X	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
PC - determine if any aesthetic concerns		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Meet related fire and electrical codes		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.

	X	F. Traffic	<p>1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".</p> <p>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</p>
A CUP is required for a height of 100ft.		G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
	X	H. Hours of Operation	<p>1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.</p>
	X	I. Saturation / Spacing	<p>1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas</p>
Is monopole location consistent with approved master plan		J. Maintain Character and purpose of zone	<p>1. Uses shall be consistent with the character and purpose of the zone within which they are located.</p>
	X	K. Public Health	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>

Approved

By Jared White 04/30/14 at 7:45 PM



UT4 - MOTORHOME

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9500 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
1150 EAST 350 NORTH
ST GEORGE, UTAH 84770

ZONING JURISDICTION:
ST GEORGE CITY

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY
CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH EQUIPMENT
LOCATED INSIDE A 11'-6" X 25'-0" PRE-ENGINEERED EQUIPMENT SHELTER

TYPE OF CONSTRUCTION:
PRE-FAB SHELTER, MONOPOLE, AND ANTENNAS

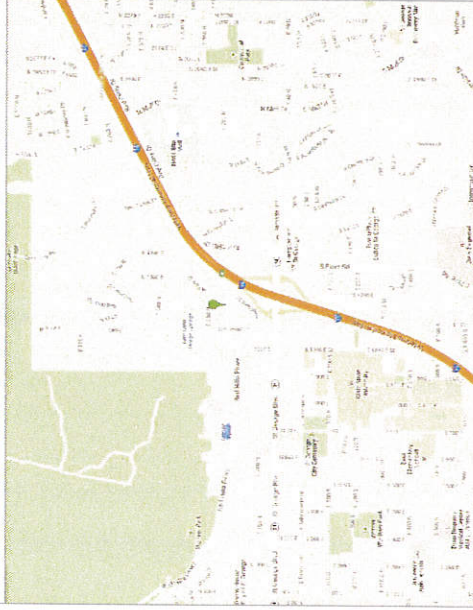
HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS
REQUIREMENTS DO NOT APPLY

POWER COMPANY:
ST GEORGE CITY POWER

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES, INC.
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: JARED WHITE
PHONE: 801-232-0053

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB
SITE, AND SHALL PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICE, TAKE I-15 SOUTH FOR 207 MILES TO GET I-89 FOR ST GEORGE
BOULEVARD TO HIGHWAY 18 / SANTA CLARA OFF-RAMP. TAKE THE OFF-RAMP AND TURN RIGHT ONTO ST GEORGE
BOULEVARD AND HEAD WEST FOR 0.15 MILES TO 1000 EAST. TURN RIGHT ONTO 1000 EAST AND HEAD NORTH
FOR 0.17 MILES TO INDUSTRIAL ROAD. TURN LEFT ONTO INDUSTRIAL ROAD AND HEAD NORTH 0.08 MILES TO 350 NORTH.
TURN RIGHT ONTO 350 NORTH AND HEAD EAST FOR 500' TO SOUTHWEST DIESEL SERVICES WESTERN PROPERTY.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS RF ENGINEER
TAC SITE ACQUISITION
TAC CONSTRUCTION MANAGER
SITE OWNER

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	DATE
T100	TITLE SHEET, MOUNTAIN MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	



UNDERGROUND SERVICE ALERT, CALL 'BLUE
STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG



VERIZON WIRELESS
9500 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAPC
Technology Associates Engineering Corporation, Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELBOURNE DRIVE, SUITE #110
COLUMBIA, MISSOURI 65210

DRAWN BY: JAW
CHECKED BY: JAW
DATE: 04/30/2014

REV	DATE	DESCRIPTION
0	04/30/2014	ZONING PERMITS

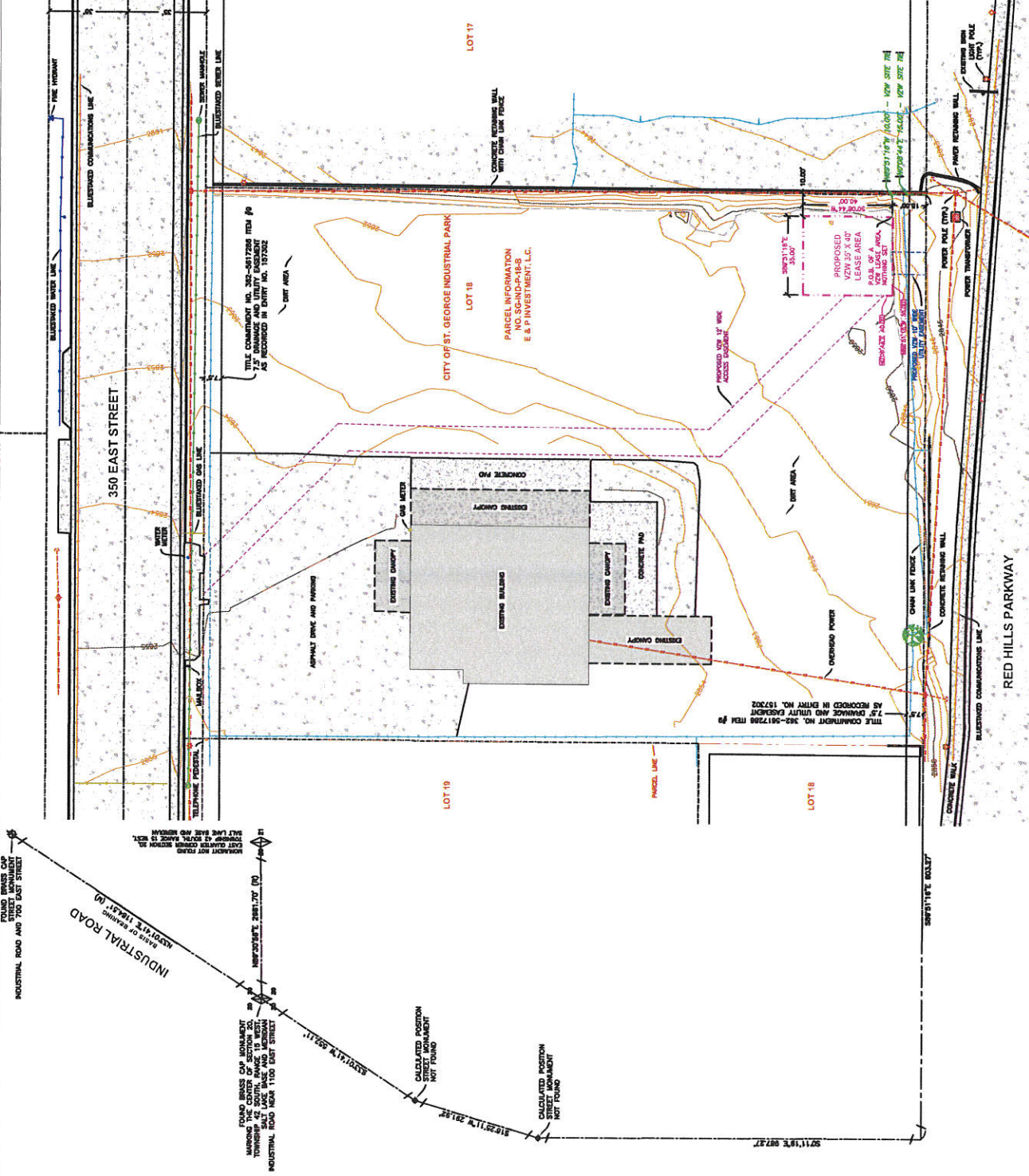
UT4 - MOTORHOME
SE SEC 20, T42S, R15W
1150 EAST 350 NORTH
ST GEORGE, UTAH 84770
--- RAWLAND SITE ---

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100



STATE OF UTAH, SOUTH ZONE



ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: APRIL 29, 2014

Re: UT4 MOTORHOME

SE 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE MERIDIAN
1150 EAST 350 NORTH, ST. GEORGE, UTAH 84770

I certify that the latitude of N 37°06'47.36", and the longitude of W 113°33'30.98", are accurate to within 15 feet horizontally and the site elevation of 2850.62 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064



VERIZON WIRELESS
650 SOUTH PARKWAY ROAD
SALT LAKE CITY, UTAH 84106

TAEC

Technology Associates Engineering Corporation, Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
8719 SOUTH WILSON STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH WILSON DRIVE SUITE #110
DALLAS, TEXAS 75243

DRAWN BY: JAY C

CHECKED BY: JARED W

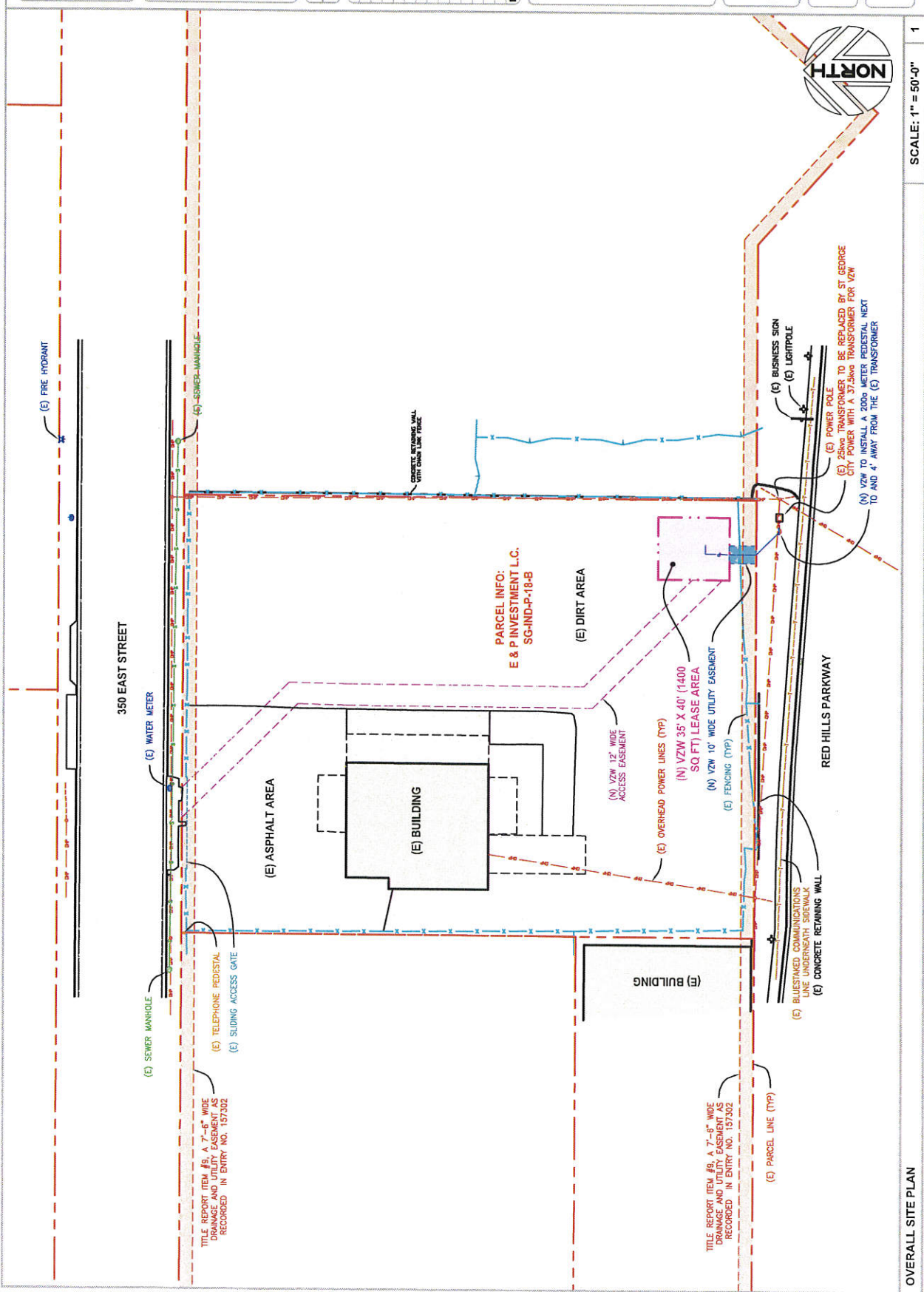
0 04.30.2014 ZONING DRAWINGS

REV DATE DESCRIPTION

UT4 - MOTORHOME
SE SEC 20, T4S, R15W
1150 EAST 350 NORTH
ST GEORGE, UTAH 84770
--- RAWLAND SITE ---

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



SCALE: 1" = 50'-0"

OVERALL SITE PLAN



TECHNOLOGY ASSOCIATES

CORPORATE OFFICE
3915 SOUTH MELROSE DRIVE, SUITE 8110
CARLSBAD, CALIFORNIA 92010

DRAWN BY:	JAY C
CHECKED BY:	JARED W

REV	DATE	DESCRIPTION
0	04.30.2014	ZONING DRAWINGS

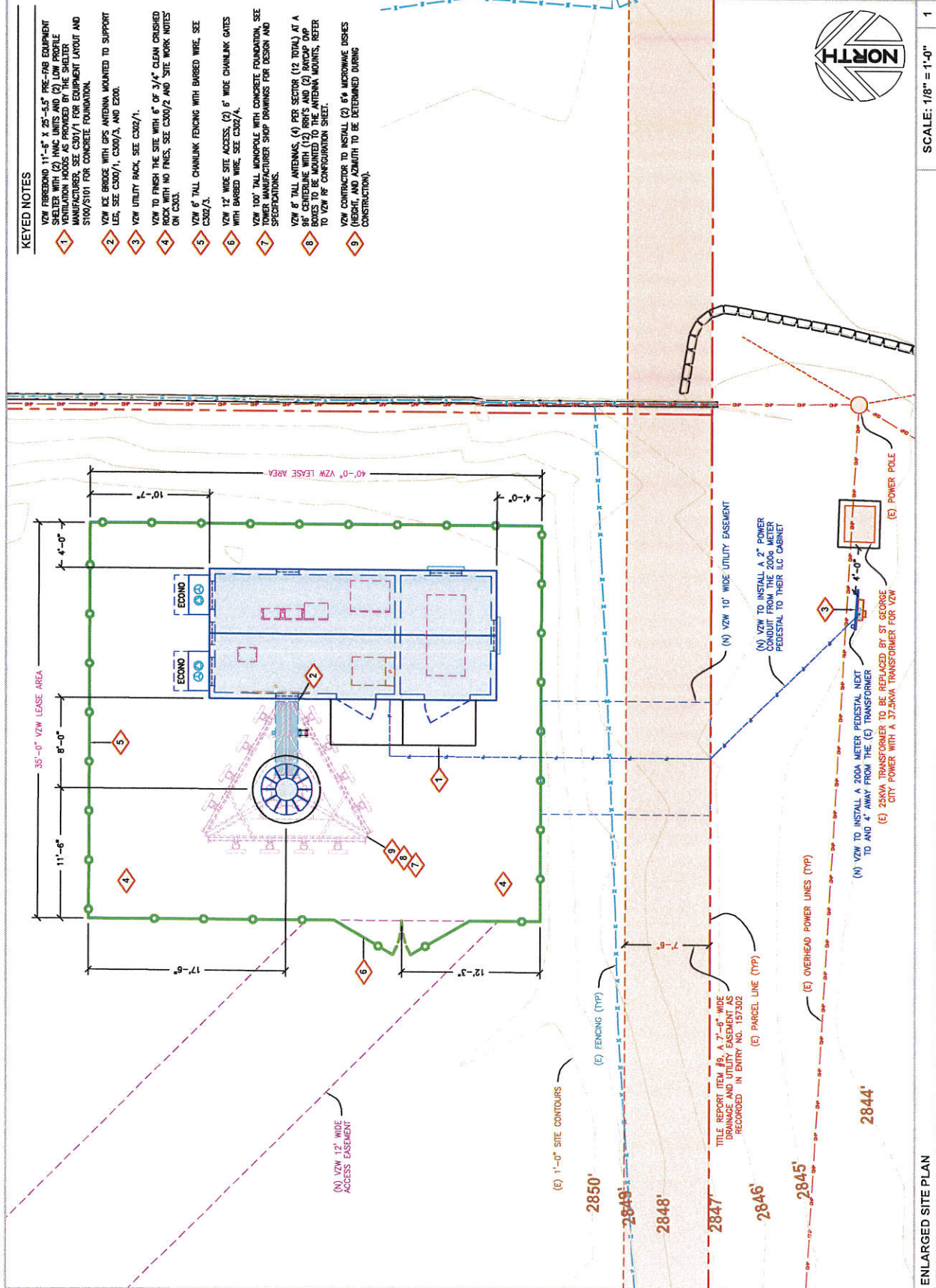
UT4 - MOTORHOME
SE SEC 20, T42S, R15W
1150 EAST 350 NORTH
ST GEORGE, UTAH 84770
--- RAWLAND SITE ---

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

1
V2W FIBREBOND 11'-6" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER, SEE C301/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.

- 1 SHELTER WITH VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. SEE C301/1 FOR EQUIPMENT LAYOUT AND 3160/3101 FOR CONCRETE FOUNDATION.
- 2 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C301/4, AND E200.
- 3 VZW UTILITY RACK, SEE C302/1.
- 4 RACK TO FINISH THE SITE WITH 6" OF 3/4" CLEAN CRUSHED ROCK WITH NO FINES, SEE C300/2 AND "SITE WORK NOTES ON C303.
- 5 VZW 6" TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 6 VZW 12" WIDE SITE ACCESS, 12" 6" WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
- 7 POWER TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 8 VZW 6" TALL ANTENNAS, (10 PER SECTOR (10 TOTAL) AT A 6' CENTERLINE WITH (12) BINS'S AND (2) WADCO CAP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 9 VZW CONTRACTORS TO INSTALL (2) 6" MICROWAVE DISKS (NORTH AND SOUTHWEST) TO BE DETERMINED DURING CONSTRUCTION.



ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0" 1

KEYED NOTES

1 1/2" WIDE FIBERBOND 11'-6" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. SEE C307/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.

2 1/2" WIDE TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.

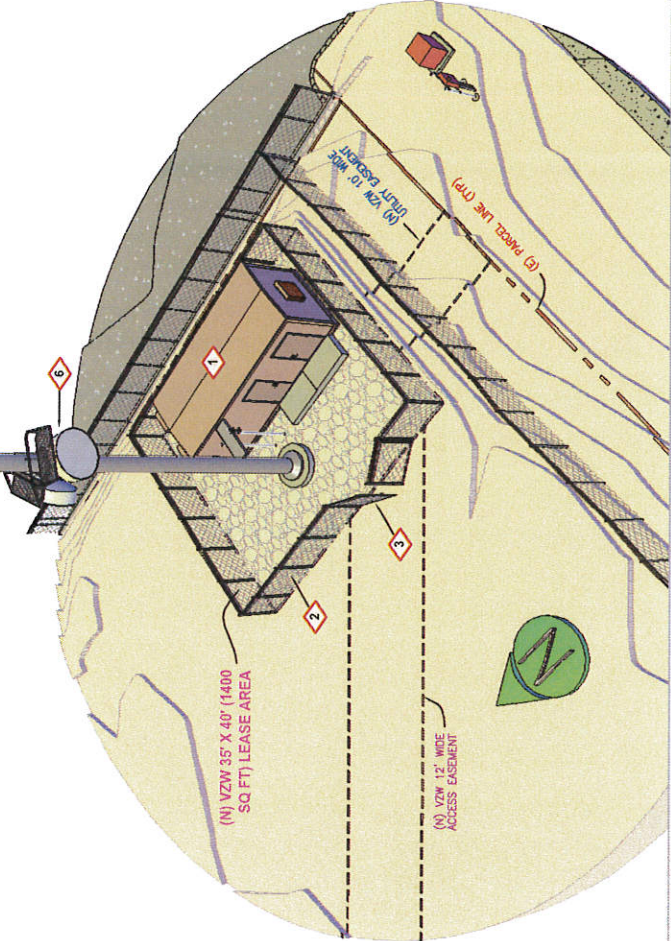
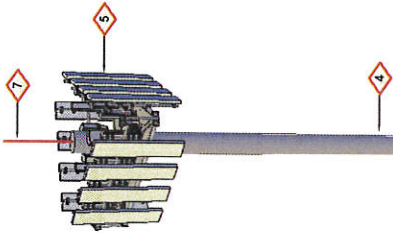
3 1/2" WIDE 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.

4 1/2" WIDE TALL MONOPOLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.

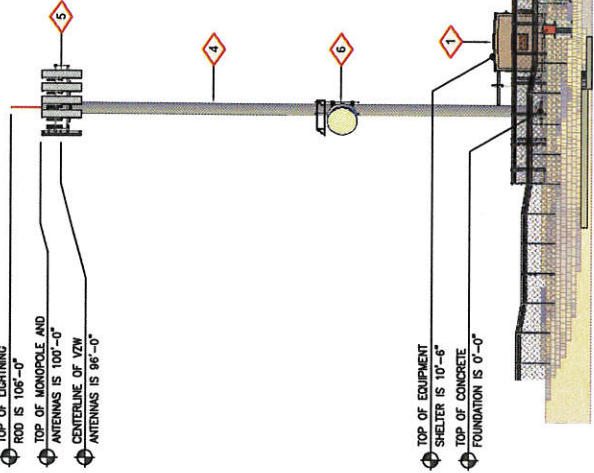
5 1/2" WIDE TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 90° CENTERLINE WITH (12) RHET'S AND (2) RAYCAP ONP ANTENNAS. SEE TOWER MANUFACTURER ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.

6 1/2" WIDE CONTRACTOR TO INSTALL (2) 6" MICROWAVE DISHES (HEIGHT AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).

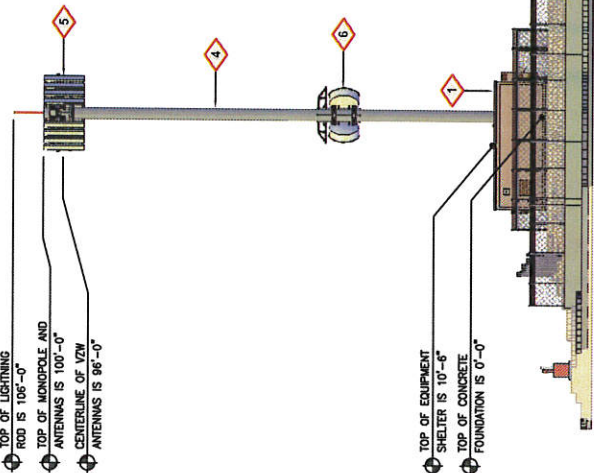
7 1/2" WIDE CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION LOOKING NORTH



SITE ELEVATION LOOKING WEST



verizon
wireless

VERIZON WIRELESS
1000 SOUTH PLEASANT ROAD
WEST JORDAN, UTAH 84086

TAEC
Technology Associates Engineering Corporation, Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
200 WEST 1000 SOUTH
SUITE 100, WEST JORDAN, UTAH 84086

CORPORATE OFFICE
3115 SOUTH WILLOW DRIVE, SUITE #110
CHESBRO, CALIFORNIA 95710

DRAWN BY: JAY C
CHECKED BY: JAY W

0 04.30.2014 ZONING DRAWINGS
REV DATE DESCRIPTION

UTAH - MOTORHOME
SE SEC 20, T42S, R15W
1150 EAST 350 NORTH
ST GEORGE, UTAH 84770
--- RAWLAND SITE ---

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

ITEM 2

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 06/10/2014

PRELIMINARY PLAT

Legends of Cactus Flats

Case No. 2014-PPA-027

- Request:** A request to amend an approved 12 lot residential subdivision.
- Location:** The property is located along the west side of 2100 East north of 2450 South, which is in Section 4, Township 43 South and Range 15 West.
- Property:** 3.75 acres
- Number of Lots:** 12
- Density:** 3.2 dwelling units per acre
- Zoning:** R-1-10
- Adjacent zones:** East – R-1-10
West – R-1-10
South – R-1-10
North – R-1-10
- General Plan:** LDR (Low Density Residential)
- Applicant:** Glen Bundy
- Engineer:** R & B Surveying
- Comments:**
1. This preliminary plat was approved in May of 2013. However, after discussions with Staff during the construction drawing review process it seemed appropriate to add an additional lot on the north side of the proposed roadway. This will require the developer to do lot size averaging for this subdivision.
 2. The developer is also proposing to delay construction of 2330 South as the developer will only be constructing half of the roadway which will not allow for two-way traffic.

